



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 6/13/02

Agenda Item 1

TO: Planning Commission

FROM: Carl T. Emura, Associate Planner

SUBJECT: Use Permit No. PL-2001-0362 – Annie Henry for Allan & Henry, Inc. (Applicant)/Mack Holding Company (Owner): Request for Outdoor Storage of Pipe Products and Contractor's Equipment

The Property is Located at 20303 Mack Street in the Industrial (I) District

RECOMMENDATION:

Staff recommends that the Planning Commission find that the project is categorically exempt from environmental review and approve the Conditional Use Permit based on the attached findings and subject to the conditions of approval.

DISCUSSION:

The 3 acre property is developed with a 21,464-square-foot tilt-up concrete industrial building. The property is bordered by two streets, Mack Street to the front and West Winton Avenue to the rear. The site is adjacent to the Alameda Household Hazardous Waste Facility to the east, Mexi Snack to the west and the AC Transit Training Center across Mack Street to the north. The building and grounds are well maintained. There is a large undeveloped area (55,500 square feet) at the rear of the property. Allen & Henry, Inc. have recently moved into this facility. They are a regional Bay Area source for fabricated steel and industrial grade underground plastic (PVC) piping materials, related components and supplies.

The owner is requesting to use 27,000 square feet of the undeveloped area for outdoor storage of pipe material and construction equipment. Outdoor storage in excess of 10 percent of the open yard (excluding any required yard or parking area) requires a conditional use permit. In this case the proposed outdoor storage area is approximately 34 percent of the open yard. The applicant proposes to utilize the existing 7,500 square foot concrete pad for storage of materials and equipment and cover the remaining storage area with crushed gravel.

The storage area requires additional screening from both adjoining streets. The existing building and a 6-foot-high slatted chain link fence obscures views from Mack Street to the storage area, however the yard area can still be seen through the fence. Similarly, the existing row of London Plane and Myoporum trees, and a 6-foot-high slatted chain link

fence obscures view of the yard area from West Winton Avenue but the yard area can also be seen under the canopy of the trees and through the slatted chain link fence there. Staff is recommending that the applicant replace the slatted chain link fence with a masonry wall with interval pilasters along West Winton Avenue and replace the slatted chain link fence and gate separating the front parking area from the rear of the building with a masonry wall and metal gate to obstruct views into the yard. In addition, material stored in the yard shall not exceed the height of the masonry wall. The masonry wall shall be a minimum of 6 feet high.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, Class 1 Existing Facilities.

PUBLIC NOTICE:

On November 9, 2001, a Referral Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. The Referral Notice provided an opportunity for persons to comment on the project. There were no comments in response to the Referral Notice. On May 31, 2002, a Notice of Public Hearing for the Planning Commission meeting was mailed.

CONCLUSION:

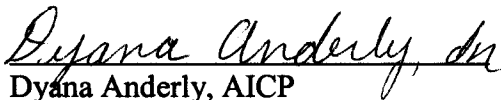
As conditioned, views of storage yard will be fully screened from Mack Street and West Winton Ave. The proposed project is consistent with adopted land use policies of the General Policies Plan. The project meets all applicable requirements of the Zoning Ordinance and other applicable ordinances.

Prepared by:



Carl T. Emura, ASLA
Associate Planner

Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Approval
- C. Conditions of Approval
- D. Plans

FINDING FOR APPROVAL

Use Permit No. 2001-0362

Annie Henry – Allan & Henry (Applicant)

Mack Holding Company (Owners)

20303 Mack Street

- A. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, *Existing Facilities*; and
- B. The proposed major open storage area use is desirable for the public convenience or welfare in that it allows the business to utilize the storage area at the rear of the property with no detrimental impact to surrounding properties or the area in general; and
- C. The proposed major open storage area use will not impair the character and integrity of the zoning district and surrounding area because the storage area will be screened from view from the street and surrounding properties and will be compatible with the adjacent industrial properties; and
- D. The proposed major open storage area will not be detrimental to the public health, safety, or general welfare since the location of the storage will be well screened from the surrounding properties and from both Mack Street and West Winton Ave; and
- E. The proposed major open storage area use is in harmony with applicable City policies and the intent and purpose of the zoning district involved in that the site is intended for industrial development and use and the open storage area is a conditionally permitted use in the industrial district.

CONDITIONS OF APPROVAL

Use Permit No. 2001-0362

Annie Henry – Allan & Henry (Applicant)

Mack Holding Company (Owners)

20303 Mack Street

General

1. Use Permit Application No. 2001-0362 is approved for a major open storage area, subject to conformance with the specific conditions listed below. The improvements shall be constructed prior to use of the storage area and operated in accordance with Exhibit D.
2. This approval is void one year after the effective date of approval, unless the approved operations have begun subject to any required permits. Any modification of the approved plans shall require review and approval by the Planning Director.
3. Applicant shall apply for all necessary building permits from the Building Division. All structures and building improvements must be in accordance with the Uniform Building Code, Uniform Mechanical and Plumbing Code, National Electrical Code, and the Uniform Fire Code as adopted by the City of Hayward.
4. The property owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, and driveways. The premises shall be kept clean and any graffiti shall be painted or removed within seven days of occurrence.
5. Violation of these conditions is cause for revocation of the use permit after a public hearing before the duly authorized review body.

Planning

6. Trash bins shall be located within the building or an outdoor trash enclosure approved by the Planning Director shall be provided.
7. A 6-foot minimum masonry wall with interval pilasters shall replace the existing 6-foot slatted chain link fence along West Winton Avenue. The Planning Director shall approve the masonry wall design prior to installation.
8. A 6-foot minimum masonry wall and metal gate shall replace the existing 6-foot chain link fence and gate separating the rear yard area from the parking area off of Mack Street. The Planning Director shall approve the masonry wall and metal gate prior to installation.

9. There shall be 26 feet clearance behind all parking stalls.
10. Materials shall not exceed the height of the wall.
11. Storage of materials and vehicles shall be limited to the existing concrete pad in the outdoor storage area.

Landscaping

12. The undeveloped area shall be cleaned up and hydroseeded with a grass mix to prevent erosion.
13. The most severely leaning London Plane Tree off of West Winton Avenue shall be replaced with a 24" box London Plane Tree.
14. The existing irrigation system shall be repaired or replace to provide full coverage of all landscape areas.
15. Tree stakes shall be removed from all existing trees
16. Landscaping shall be maintained in a healthy, weed-free condition at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Trees that are severely topped or pruned shall be replaced immediately, as determined by the City Landscape Architect.

Water Pollution Source Control

17. Stormwater best management practices shall be implemented to control the exposure of pollutants to rainwater to maximum extent practicable.
18. All on-site storm drain inlets shall be cleaned at least once per year immediately prior to the rainy season.

Utilities

19. A sanitary sewer monitoring structure SD-309 shall be required if not existing.
20. Key/access code/automatic gate opener will be provided to utilities for all meters enclosed by a fence/gate as per Hayward Municipal Code 11-2.02.1
21. Reduce Pressure Backflow Prevention Assembly will be installed on all domestic and irrigation water meter if not already existing.

Fire Department

22. Adequate fire truck access surrounding the existing building as well as access into the undeveloped yard shall be provided, details subject to approval of the fire department.
23. Gates shall be required to have either a breakway type lock and/or a lock box (if case hardened lock is to be used).

GENERAL BUILDING DATA:

LOT AREA : 130,660 SF = 3 ACRES
 BUILDING AREA : 1ST FLOOR 100' X 216' = 21,464 SF
 2ND FLOOR 50' X 61' = 4,660 SF
 TOTAL = 26,344 SF

COVERAGE RATIO : 19.9%

BUILDING TYPE : B-N
 OCCUPANCY GROUP : B, F-1, S-1 w/ FULLY AUTOMATIC
 FIRE SPRINKLER SYSTEM

PARKING (REQUIRED) : 44 STALLS
 OFFICES : 6,664/250 = 25
 WAREHOUSE : 17,680/2,000 = 9

PARKING (PROVIDED) : 50 STALLS
 STANDARD : 24
 COMPACT : 24
 HIC : 1
 VAN HIC : 1

GARAGE (DUMPSTER) CONTAINER CALCULATION:

33 EMPLOYEES X 34 LBS PER EMPLOYEE PER WEEK X 1 / 150 = 7.48 CUBIC YARD (CY)

NEW 'LONDON PLANE TREE'
 TOTAL OF 3 (15 GAL. POTS)

NEW 'WHITE OLEANDER'
 TOTAL OF 20 (1 GAL. POTS)

NEW 'TRAILING AFRICAN DOCK'
 GROUND COVER 15" DIA. (POTS)

ITEM WILL BE REPAIRED OR
 INSUFFICIENT COVERAGE OF
 AS REQUIRE.

BE WEEDED, PLANTING
 VER REPLACED AND OR
 RE.

